



## City of Chula Vista Boards & Commissions

### Mobilehome Rent Review Commission

## Agenda

Notice is hereby given that **Mobilehome Rent Review Commission** of the City of Chula Vista has called and will convene a Regular Meeting on **Thursday, July 17, 2014** in **Council Chambers**, located at **276 Fourth Avenue, Building A**, Chula Vista, California to consider the item(s) on this agenda.

#### MEETING OF THE MOBILEHOME RENT REVIEW COMMISSION OF THE CITY OF CHULA VISTA

**Thursday, July 17, 2014**  
**6:00 p.m.**

**Council Chambers**  
**276 Fourth Avenue, Building A**  
**Chula Vista**

#### CALL TO ORDER

**ROLL CALL:** Commissioners Johnson, Longanecker, Magness, Riesgo, Smith, Torres, and Chair Gonzalez

#### CONSENT CALENDAR

*The Board/Commission will enact the Consent Calendar staff recommendations by one motion, without discussion, unless a Board/Commission Member, a member of the public, or staff requests that an item be removed for discussion. If you wish to speak on one of these items, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting. Items pulled from the Consent Calendar will be discussed immediately following the Consent Calendar.*

1. **APPROVAL OF MINUTES FROM May 1, 2014**

Staff recommendation: Review Attachment 1 and approve minutes.

#### PUBLIC COMMENTS

*Persons speaking during Public Comments may address the Board/Commission on any subject matter within the Board/Commission's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Board/Commission from discussing or taking action on any issue not included on the agenda, but, if appropriate, the Board/Commission may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.*

#### ACTION ITEMS

*The Item(s) listed in this section of the agenda will be considered individually by the Board/Commission and are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting.*

2. **ELECTION OF CHAIR AND VICE CHAIR FOR FISCAL YEAR 2014/2015**

Staff recommendation: Commissioners nominate and elect the Chair and Vice Chair for the period of July 1, 2014 - June 30, 2015.

3. URBAN CORE SPECIFIC PLAN UPDATES

Staff will provide an overview of the proposed zoning updates to the Urban Core Specific Plan which includes seven trailer parks. These actions would not result in the requirement to change use of the current property.

**OTHER BUSINESS**

4. STAFF COMMENTS

- Update on the Mobilehome Administrative Fee Collection for FY14
- Annual Monitoring Report of Incoming Space Rental Rates

5. CHAIR'S COMMENTS

6. COMMISSIONERS'/BOARD MEMBERS' COMMENTS

**ADJOURNMENT** to the regular meeting on Thursday, October 16, 2014 in the Council Chambers at 276 Fourth Avenue, Chula Vista, California.

*Materials provided to the **Mobilehome Rent Review Commission** related to any open-session item on this agenda are available for public review in the **Housing Division**, Chula Vista during normal business hours.*

***In compliance with the  
AMERICANS WITH DISABILITIES ACT***

*The City of Chula Vista requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service, contact the Human Resources Department at (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.*

**DRAFT MINUTES OF A SPECIAL MEETING OF THE  
MOBILEHOME RENT REVIEW COMMISSION  
OF THE CITY OF CHULA VISTA**

**May 1, 2014**

**6:00 P.M.**

A Special Joint Meeting of the **Mobilehome Rent Review Commission** and **Housing Advisory Commission** of the City of Chula Vista was called to order at 6:05 p.m. in Conference Room B111, located in Building C at 276 Fourth Avenue, Chula Vista, California.

**ROLL CALL**

**PRESENT:** Commissioners Johnson, Magness, Riesgo, Smith, Torres, and Chair Gonzalez

**ABSENT:** Commissioner Longanecker (E)

**ALSO PRESENT:** Stacey Kurz, Senior Project Coordinator  
Leilani Hines, Housing Manager

**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES FROM October 24, 2013**

**ACTION:** Commissioner Johnson moved to approve staff's recommendations to approve the minutes. Commissioner Riesgo seconded the motion, and it carried, result of vote 4-0.

**PUBLIC COMMENTS**

None.

**INFORMATIONAL ITEMS**

**2. HOUSING ELEMENT 2013 ANNUAL PROGRESS REPORT**

Staff Kurz provided a brief presentation summarizing housing goals and policies in the 2013-2020 Housing Element and progress towards meeting them in 2013, reference Exhibit 1 presentation.

**ACTION:** None required.

**3. CHULA VISTA DEVELOPMENT**

Staff Kurz provided a brief presentation regarding recent development and economic development projects, reference Exhibit 2 handouts.

ACTION: None required.

## OTHER BUSINESS

### 4. STAFF COMMENTS

Update on the following projects was provided:

- Mobilehome Administrative Fee, reference Exhibit 3 presentation.
- City Rehabilitation Programs
  - Green Homes for All – Western Homeowner Rehabilitation Program
  - Mobilehome Community Housing Improvement Program (CHIP)

### 5. CHAIR’S COMMENTS

Chair Gonzalez provided the following comments:

- Encouraged members to engage in the May 30<sup>th</sup> workshop the Library was conducting entitled “Chula Vista: The Good, The Bad, and The Just Plain Wrong!”
- Inquired into the Districting efforts at the city.
- Asked staff to consider gender diversification of the commissions.

### 6. COMMISSIONERS’/BOARD MEMBERS’ COMMENTS

None.

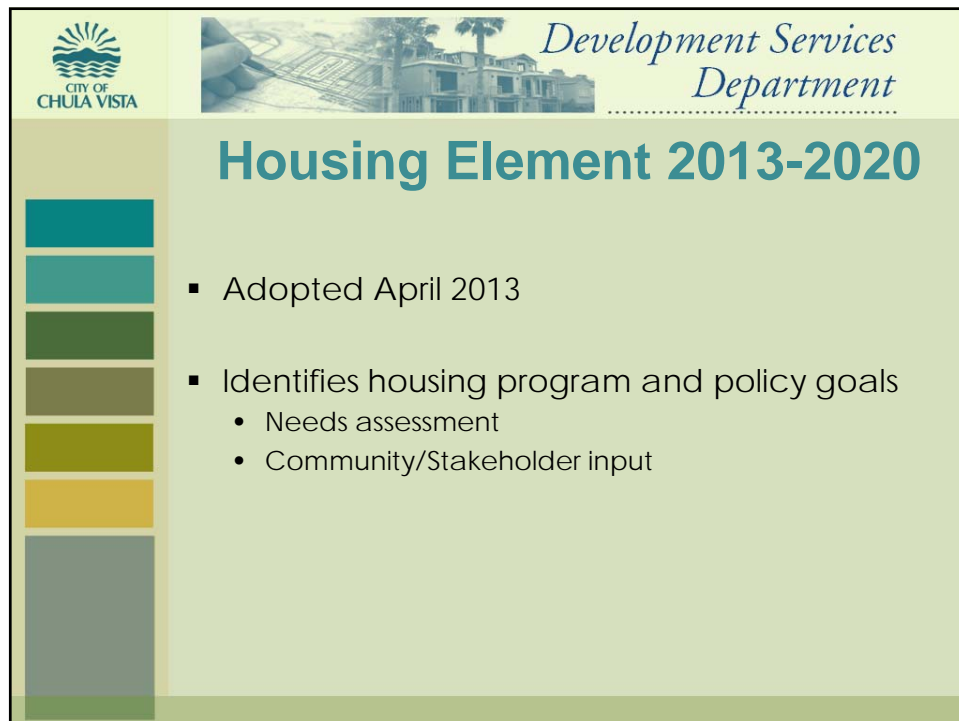
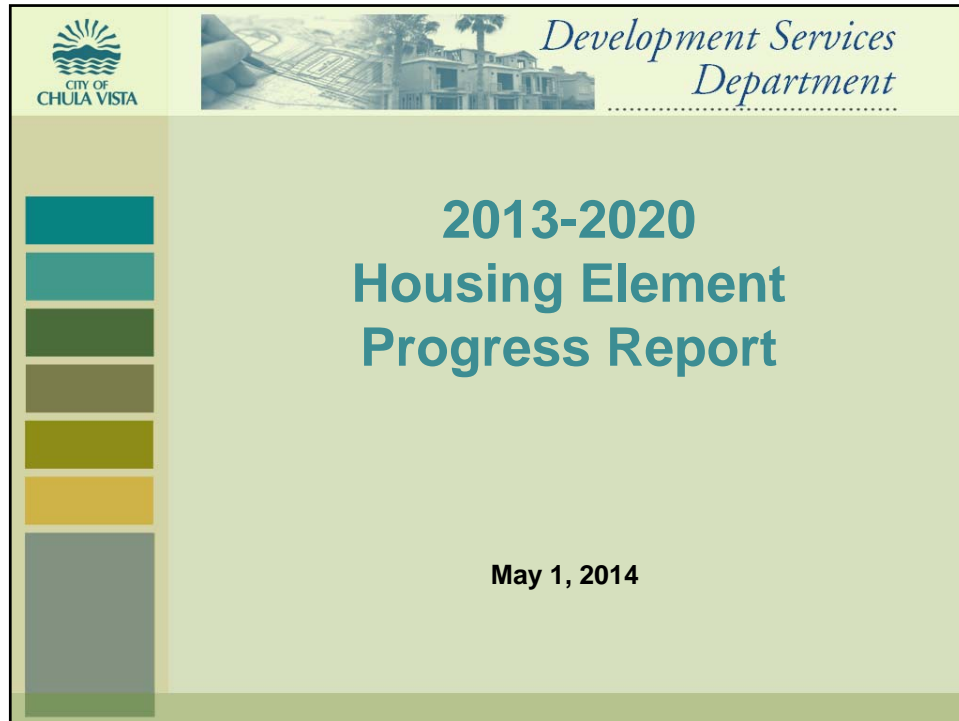
## ADJOURNMENT



At 7:43 p.m., Chair Gonzalez motioned to adjourn the meeting, with a second from Commissioner Johnson, to the regularly scheduled meeting on Wednesday, July 23, 2014 in Conference Room C101 at 4:00 p.m.

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Stacey Kurz, Senior Project Coordinator

Exhibits:      1. Housing Element 2013 Annual Progress Report Presentation  
                    2. Recent/Current Development Handouts  
                    3. Mobilehome Administrative Fee Presentation







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Department*



## Key Findings

- 40% increase in City population
- Ethnically diverse
- Housing affordability gaps
- Demographic differences
- Sufficient land capacity to meet Regional Housing Needs Assessment
- Limited financial resources available






*Development Services  
Department*



## What We Heard

### General Needs

- Affordable Housing is lacking
- Families are struggling

### Priority Populations

- Economically vulnerable

### Programs & Strategies

- Creative & Alternatives
- Preserve what we have & opportunities to reuse & enhance existing
- Geographic balance
- Purpose & responsibility
- Reduce barriers







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## Focus for Future

- Leveraging opportunities, available resources and new collaborations
- Housing with purpose
  - Economically vulnerable
  - Economic benefits to residents and community







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## Neighborhood Revitalization



April 2013  
11 blocks of sidewalk  
24 curb cuts

CASTLE PARK  
CAPITAL IMPROVEMENT PROJECT

SECTION 100 10 DAY IMPROVEMENTS  
NON-SECTION 100 IMPROVEMENTS  
CENSUS TRACT AND BOUNDARY



5,580 RAPP Registries  
80 in 2013



Third Avenue  
Improvements





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## Maintaining Housing Stock

Palms Mobile Estates began in 2013



Mobilehome/Trailer (Title 25)  
90 units / 8 parks



Multi-Family Inspections  
650 units / 140 complexes



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## Maintaining Housing Stock



### Western Homeowner Rehabilitation Loans

The City of Chula Vista's Housing Division provides replacement loans for up to \$25,000 for income eligible homeowners who need to make repairs to their single family homes.

**Eligible Applicants**

- Applicants who are not currently participating in the City's CHIP program
- Must be the owner (or at least 1 year) and occupy the home
- Single family homes may not exceed the program limits (see map)
- Other resources not available (less than \$25,000 in other funds available)
- Maximum of 10% equity must be used in property (cannot use more than 50% of home's value)

**Eligible Properties/Repairs**

- Repairs will be given to homes with eligible common faults as designated by the U.S. Department of Housing and Urban Development, see map
- Must be a single family detached home
- Condition: mold/moisture, water damage, etc. are not eligible
- Eligible repairs and replacement include: roof, electrical system, plumbing, windows, central and floor (hardy board), energy efficiency improvements, ADA related improvements, and other improvements

**Loan Terms**

- 2% to 7% deferred loan depending on income, see chart
- Loans must be repaid in full after 36 months

Maximum Annual Income	Applicable Interest Rate	Household Size (number of people)	1	2	3	4	5	6
\$15,000 or less	2%	1	\$27,000	\$33,000	\$39,000	\$45,000	\$51,000	\$57,000
\$15,001 to \$25,000	3%	1	\$30,000	\$36,000	\$42,000	\$48,000	\$54,000	\$60,000

Household size: 1 person = 1, 2 people = 2, 3 people = 3, 4 people = 4, 5 people = 5, 6 people = 6

### Community Housing Improvement Program "CHIP"

**Mobilehome Rehabilitation Forgivable Loans**

The City of Chula Vista's Housing Division provides home improvement replacement loans (up to \$4,000) to income qualified mobilehome owners for accessibility and/or health and safety related repairs.

**Eligible Applicants**

- Applicants who are not currently a participant in the City's CHIP program
- Must be the owner (or at least 1 year) and occupy the home
- Single family mobilehomes may not exceed the program limits (see map)
- Other resources not available (less than \$4,000 in other funds available)
- Maximum of 10% equity must be used in property (cannot use more than 50% of home's value)

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CITY OF  
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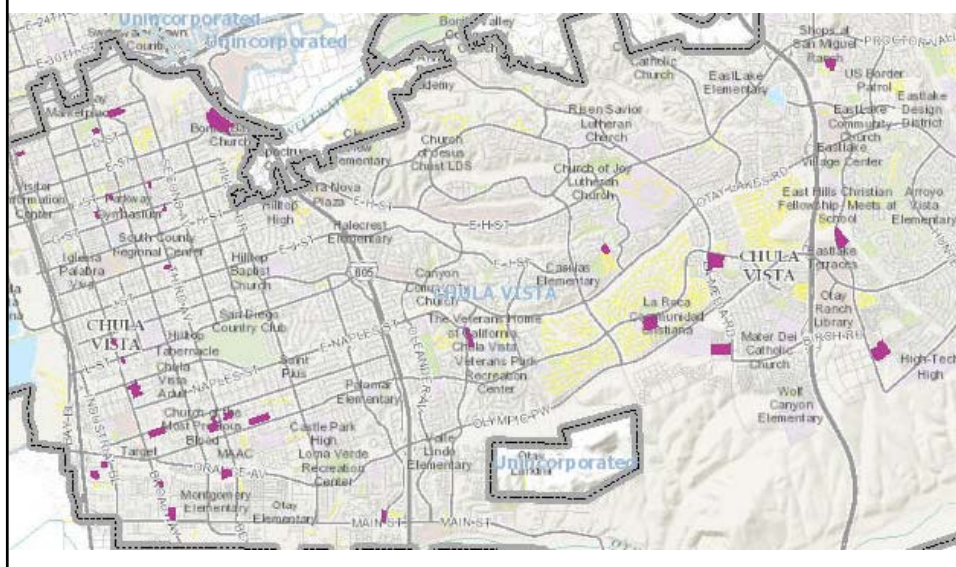


## Conservation Measures



- Green Building Standards (over 460 buildings)
  - 20% potable water reduction
  - Exceeded 15-20% higher energy efficiency standards
- Water Conservation
  - "20" Gallon Challenge
  - NatureScape
- Sustainable Communities Program
  - Staff training for LEED & Build It Green
- Energy Roadshow

## Affordable Rental Housing







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## Affordable Rental Housing

### Acquisition & Rehabilitation

**102 Units in West  
2 Units in East**

**City/County Partnership**

5 units  
< 50% AMI



**Kiku Gardens**

99 units  
< 80% AMI





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## Affordable Rental Housing

### New Construction

**Inclusionary Agreements**

**Tavera & Lakepointe**  
15 units < 80% AMI  
21 units < 120% AMI



**Lofts on Landis**  
33 units  
< 80% AMI



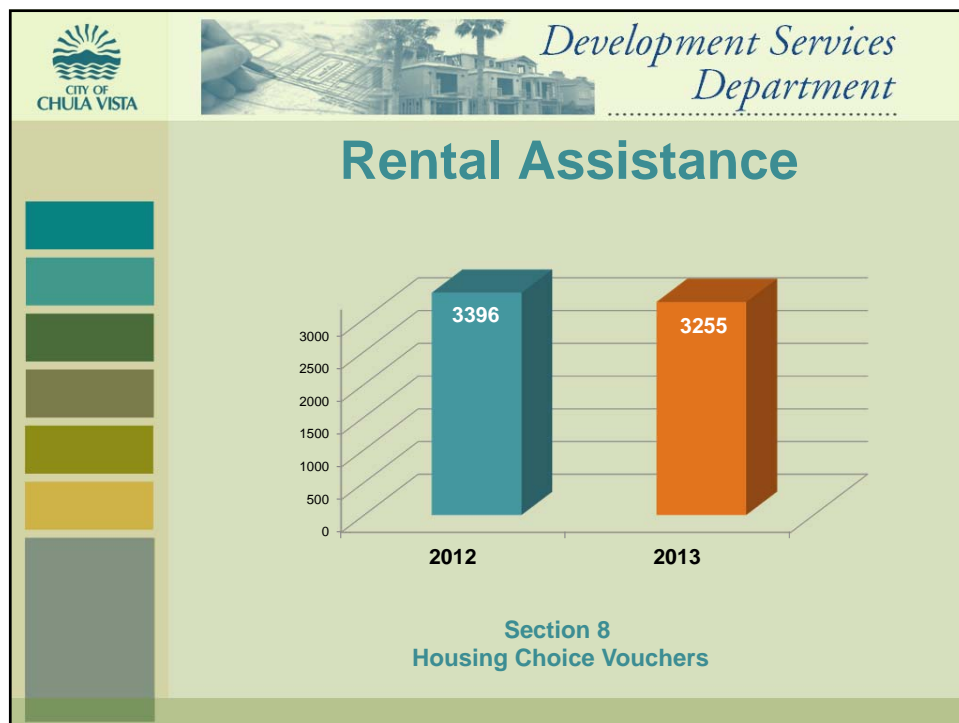


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## Homeless Connect





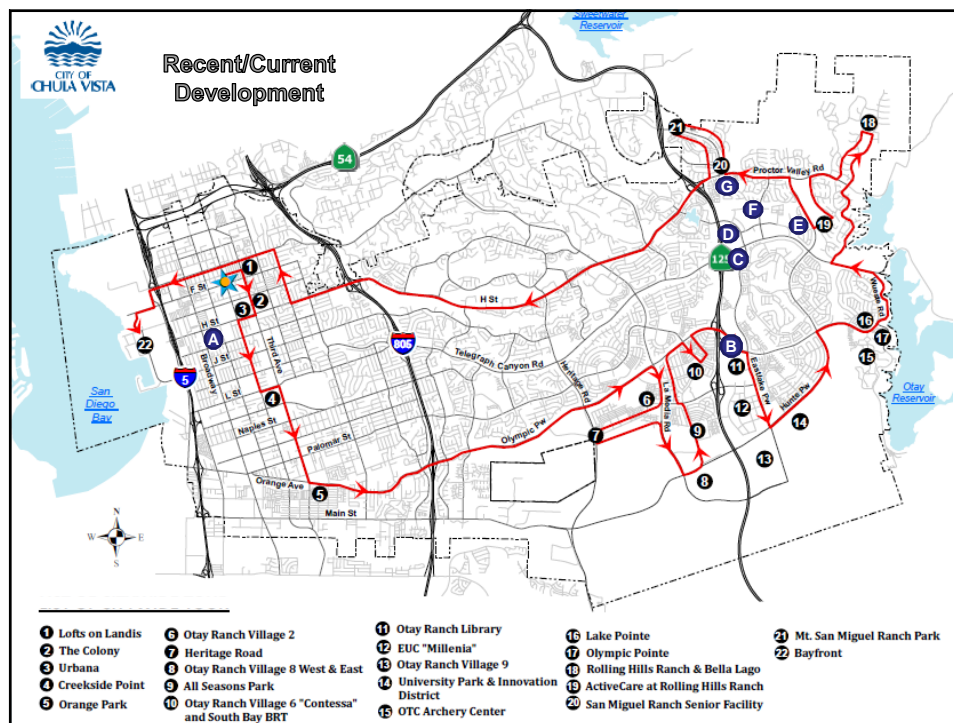
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## Mobilehome Community Issues

- Desire to preserve MHP zones
- Aging housing stock
- Securing City's investment w/ limited funds
- Health & safety in trailer parks

Other issues you see?





Chula Vista Current/Recent Development

NUMBER	DESCRIPTION	ADDRESS
1	<b><u>Lofts on Landis – Mixed Use</u></b> ▣ 4-Story, 33 MF Apts. & 1,253 s.f. of Office Space	240 Landis Avenue
2	<b><u>The Colony – Mixed Use</u></b> ▣ 4 Stories Over Garage, 162 MF Condos ▣ 2,800 s.f. Commercial includes Chula Vista Museum	435 Third Avenue
3	<b><u>Urbana – Mixed Use</u></b> ▣ 7-Story, 258 MF Apartments & 9 Live/Work Units	H Street Between 3rd & 4th Avenues
4	<b><u>Creekside Point – Mixed Use</u></b> ▣ 115 Condos, 4 Live/Work Units, 700 s.f. Retail	944 Third Avenue
5	<b><u>Orange Park</u></b> ▣ 3.9-Acre Park	Third and Orange Avenues
6	<b><u>Otay Ranch Village 2</u></b> ▣ Various Residential Projects	Between Heritage Road and La Media Road
7	<b><u>Heritage Road</u></b> ▣ Construction from Olympic Parkway to Santa Victoria Road	South of Olympic Parkway
8	<b><u>Otay Ranch Village 8 West &amp; East</u></b> ▣ West: 1,429 MF & 621 SF / East: In Development	South of Hunte Parkway and West of SR 125
9	<b><u>All Seasons Park</u></b> ▣ 7.6 acres w/ soccer field, basketball, shelter/gazebo, play equipment, picnic/BBQ area, restroom	1825 Magdalena Avenue
10	<b><u>Otay Ranch Village 6 “Contessa” &amp; SBBRT</u></b> ▣ Last residential project in V6, 108 MF apartments formerly known as “Marquis II” ▣ Site for South Bay Bus Rapid Transit	East Palomar Street
11	<b><u>Otay Ranch Library &amp; CV Police Department</u></b> ▣ Storefront Library and Police Department	Otay Ranch Town Center
12	<b><u>EUC “Millenia” – Mixed Use</u></b> ▣ 273 MF Apartments (Fairfield) & 116 Townhomes (Genesis)	Birch Road and Eastlake Parkway
13	<b><u>Otay Ranch Village 9</u></b> ▣ Otay Land Company Residential Development	East of SR 125 and South of Hunte Parkway
14	<b><u>University Park &amp; Innovation District</u></b> ▣ 375 Acres / University Campus to Serve 20,000 Students	East of Eastlake Parkway and Hunte Parkway
15	<b><u>OTC Archery Center</u></b> ▣ 35,000 s.f Facility; 25,212 s.f. Housing; 4,107 Multi-Purpose	2800 Olympic Parkway
16	<b><u>Lake Pointe – Mixed Use</u></b> ▣ 221 MF Condos & 15,000 s.f. Commercial	Olympic Parkway West of Wueste Road
17	<b><u>Olympic Pointe</u></b> ▣ 427 MF Apartments	Olympic Parkway South of Wueste Road
18	<b><u>Rolling Hills Ranch and Bella Lago</u></b> ▣ Single-Family Developments	Agua Vista Drive
19	<b><u>ActiveCare at Rolling Hills Ranch</u></b> ▣ 60-Bed Senior Residential Facility	850 Duncan Ranch Road
20	<b><u>Westmont Senior Center</u></b> ▣ 98-Unit, 104-Bed Assisted Living Facility	2325 Proctor Valley Road
21	<b><u>Mt. San Miguel Park</u></b> ▣ 19.5 acres w/ Ball Fields, Basketball & Tennis Courts, Play Equipment, Dog Park, Walking Trail, Shelters/Gazebos	2335 Paseo Veracruz
22	<b><u>Bayfront</u></b> ▣ 500-Plus Acres of Residential, Park & Resort Development	Bay Boulevard

## **Chula Vista Current/Recent Development**

### New Businesses:

#### **A Chula Vista Center**

AMC Theatre

Project Pie

Fatburger

Chipotle (across the street)

#### **B Otay Ranch Mall**

Venga Venga

Savoie French Italian Eatery

Kasi Fresh. Fast. Indian

Buffalo Wild Wings

#### **C Eastlake Von's Shopping Center**

Project Pie

Which Wich

#### **D Village Walk**

Nothing Bundt Cakes

McMillin Realty

#### **E Eastlake Design Center**

LaserTag

SkyZone

Fillipi's Pizza Grotto

Pride Martial Arts

#### **F Lane Avenue Business District**

YMCA

#### **G Mt. Miguel Shops**

Pizzos


Subway


Pilates Room

Pizza Hut

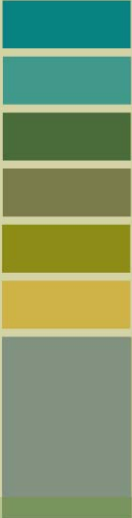
McDonald's









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## Staff Reports

**May 1, 2014**





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## Master Fee Schedule Updates

- City Council May 6<sup>th</sup>
- Administrative Fee adoption  
*July 1, 2014 – June 30, 2015*
  - Proposed at \$40
    - ✓ Fund balance as of 7/1/14
    - ✓ Leveling of revenues & expenditures
- CVMC 9.40 Application Fee
  - State law allows local jurisdiction to recoup costs to process park closure



**CITY OF CHULA VISTA**



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## Lofts on Landis




**LANDIS AVENUE ELEVATION**





landis@wakelandhdc.com



### Western Homeowner Rehabilitation Loans

The City of Chula Vista's Housing Division provides improvement loans for up to \$24,999 for income eligible homeowners who need to make repairs to their single-family homes.

**Eligible Applicants**

- Applicants may not have previously participated in the City's CHIP program.
- Must be the owner (for at least 1 year) and occupy the home.
- Total household income may not exceed the program limits (note, all household member's income is counted).
- Other resources not available (less than \$25,000 in total liquid assets).
- Minimum of 15% equity must exist in property (cannot owe more than 85% of home's value).

**Eligible Properties/Repairs**

- Preference will be given to homes within eligible census tracts as designated by the U.S. Department of Housing and Urban Development, see map.
- Must be a single-family detached home (condominiums, mobilehomes, trailers, businesses, etc. are not eligible).
- Eligible repairs and improvements include: roof, electrical systems, plumbing, windows, carpet and flooring (safety hazard), energy efficiency improvements, ADA related improvements, and other improvements.

**Loan Terms**

- 0% to 3% deferred loan depending on income, see chart.
- Loans must be repaid in full when transferred.

Maximum Annual Income	Applicable Interest Rate	Household Size (number of people)				
		1	2	3	4	5
80% AMI or less	0%	\$27,680	\$31,680	\$35,680	\$39,680	\$43,680
81% to 90% AMI	2%	\$44,250	\$50,000	\$55,750	\$61,500	\$67,250

Effective 12/1/12, using 34 CHIP Page 3 definition of income.

### Community Housing Improvement Program "CHIP"

**Application Process**

1. Application: Submit application, income verification, and proof of ownership.
2. Inspection: Code enforcement calls to schedule initial inspection.
3. Contractor: Applicant selects contractor from approved list.
4. Construction Review: Applicant submits plans and estimates for review.
5. Complete Repairs: Repairs are completed and approved for payment.
6. Loan Servicing: The City will monitor progress and provide financial assistance.

### Mobilehome Rehabilitation Forgivable Loans

The City of Chula Vista's Housing Division provides home improvement forgivable loan funds of up to \$6,500 to income qualified mobilehome owners for accessibility and/or health and safety related repairs.

**Eligible Applicants**

- Applicants may not have received a previous grant or loan from the City of Chula Vista.
- Total household income may not exceed 50% area median income ("AMI"), see chart.
- Maximum loan amounts may not exceed \$25,000.
- All applicants must be owner-occupants, in residency in the mobilehome for at least one year.

**Eligible Properties**

- Priority will be given to mobilehomes within designated mobilehome parks in the City of Chula Vista (trailers are not eligible).

**Loan Terms**

- 0% forgivable 5-year loan for households below 50% AMI.
- Loans must be repaid in full if transferred prior to the fifth year of occupancy.

Household Size (number of people)	Maximum Annual Income for: 50% AMI				
	1	2	3	4	5
1	\$28,250	\$32,250	\$36,250	\$40,250	\$44,250

Effective 12/1/12, using 34 CHIP Page 3 definition of income.